



# FOR LEASE

## 350 Lillard Dr

SUITE 171, SPARKS, NV



**NEGOTIABLE  
LEASE RATE**

**±77.2K** SQUARE FEET  
AVAILABLE

**6** DOCK HIGH  
DOOR

**STEVE KUCERA, SIOR, CCIM**

775.470.8866

[steve.kucera@kidder.com](mailto:steve.kucera@kidder.com)

LIC N° S.0172550



**AVAILABLE  
JUNE 1, 2024**

**±1,543** SF OFFICE  
SPACE

**1** DRIVE IN  
DOOR

**Kidder  
Mathews**

OWNED  
BY

**Dalfen**  
INDUSTRIAL

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**FOR LEASE**

# 350 Lillard Dr

SUITE 171, SPARKS, NV

## PROPERTY FEATURES

**LEASE RATE** negotiable

**AVAILABLE** June 1, 2024

**±77,281** SF available

**±1,543** SF office space

**SIX** dock-high door

**ONE** drive-in door

**24'** clear height

**40' X 50'** column spacing

**.60/2,500** sprinkler rating system

**POWER** 200A, 480V, 3-phase

**FRONT** loading

## ADDITIONAL FEATURES

**CENTRALLY** located in Sparks sub-market

**EASY** access to freeways

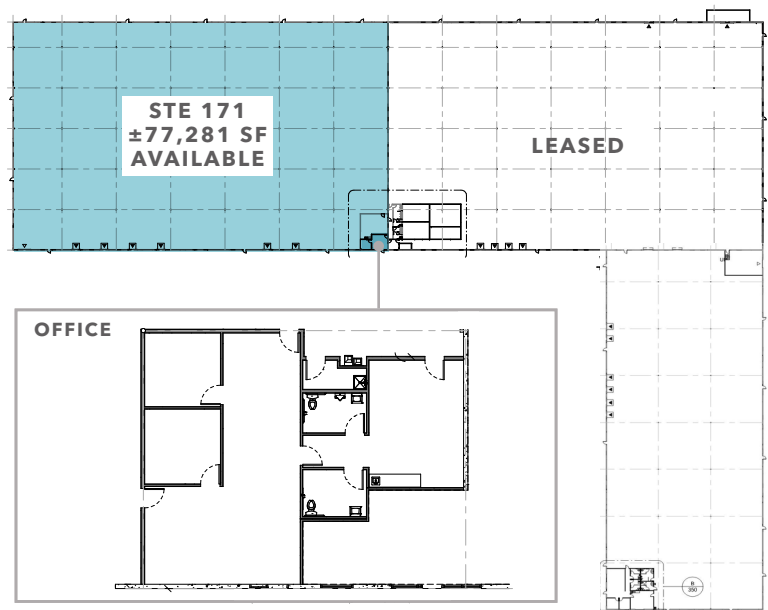
**LARGE** labor force in surrounding areas

**ZONED** industrial (I)

**PUBLIC** transportation close by



## FLOOR PLAN



**STEVE KUCERA, SIOR, CCIM**

775.470.8866

[steve.kucera@kidder.com](mailto:steve.kucera@kidder.com)

LIC N° S.0172550

[KIDDER.COM](https://www.kidder.com)

OWNED  
BY

**Dalfen**  
INDUSTRIAL

**km** Kidder  
Mathews

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.